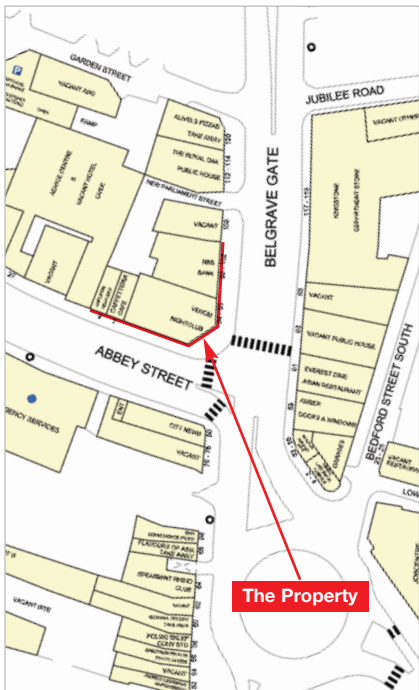


Leicester Abbey Street & Belgrave Gate Leicestershire LE1 3TE

- Town Centre Freehold Bank, Nightclub and Shop Investment
- Comprises 2 shops, a bank and a nightclub
- Lessees include The Royal Bank of Scotland plc
- Total Current Rents Reserved

£74,550 pa

**FIVE WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

Leicester is one of the East Midlands' major commercial centres, located adjacent to the M1 and M69 Motorways. The city has a population of some 318,000 and has regular rail services to London and the north. The property is situated on the corner of Abbey Street and Belgrave Gate within the inner ring road (A594). The surrounding area is popular with other restaurant and nightclub users. Occupiers close by include The Royal Oak Public House, Kingstone Department Store, Spearmint Rhino Nightclub, The Jobcentre Plus and Everest Dine Asian Restaurant amongst others.

Description

The property, arranged on ground, first and second floors, provides two ground floor shop units with ancillary first floors, a nightclub on ground, first and second floors approached from Belgrave Gate and a banking hall on ground and two upper floors. The property benefits from a rear service yard.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
94/96 Belgrave Gate	Mr N Lamba & S Barnal (Nightclub) (1)	Ground Floor 218.7 sq m (2,354 sq ft) First Floor 130.8 sq m (1,408 sq ft) Second Floor 157.8 sq m (1,699 sq ft) Total (3) 507.3 sq m (5,461 sq ft)	15 years from 02.07.2013 There is a mutual option to break in 2016, 2018 & 2023. Rent Review every 3rd year	£28,000 p.a.	Rent Review 2016
98 Belgrave Gate	The Royal Bank of Scotland plc (2)	Gross Frontage 18.1 m (59' 5") Net Frontage 7.4 m (24' 4") Shop Depth 20.4 m (66' 11") Built Depth 26.3 m (86' 4")	10 years from 29.09.2005 Rent review at the fifth year	£11,500 p.a.	Reversion 2015
100/102 Belgrave Gate	The Royal Bank of Scotland plc (2)	Part First Floor 74.0 sq m (796 sq ft) Part First Floor (Not inspected) Second Floor 18.8 sq m (202 sq ft)	10 years from 29.09.2005 Rent review at the fifth year	£18,000 p.a.	Reversion 2015
Satellite Dish	The Royal Bank of Scotland plc (2)	Satellite Dish	Licence from 07.02.2001	£750 p.a.	Holding over
7 Abbey Street	Mr A Alsancak (Café)	Gross Frontage 5.00 m (16' 5") Net Frontage 4.70 m (15' 5") Shop Depth 10.80 m (35' 5") First Floor (3) 32.1 sq m (345 sq ft)	10 years from 18.01.2012 Fixed increases in 2nd & 4th years	£8,000 p.a.	Fixed Increase 2016
9 Abbey Street	Amplifon Limited	Gross Frontage 5.50 m (18') Net Frontage 4.80 m (15' 9") Shop & Built Depth 13.25 m (43' 6") First Floor 30.1 sq m (324 sq ft)	10 years from 29.09.2005	£8,300 p.a.	Reversion 2015

(1) Lease being assigned to B & L Leisure Ltd AGA and deposit of £14,000 in place.
(2) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers.
(3) Not inspected by Allstop. Areas taken from www.2010.voa.gov.uk.
NB. Buyers will pay 0.35% + VAT of the purchase price towards the sellers' costs.

Total £74,550 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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